SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception
415.558.6378

Fax
415.558.6409

Planning
Information
415.558.6377

Notification of Project Receiving Environmental Review

Date:	October 21, 2016
Case No.:	2015.016239ENV
Project Address:	**1170-1180 Harrison Street**
Zoning:	WMUG (WSoMa Mixed Use-General) District Western SoMa Special Use District 55-X Height and Bulk Districts
Block/Lot:	3755/029
Lot Size:	9,796 square feet
Staff Contact:	Jenny Delumo – (415) 575-9146 Jenny.Delumo@sfgov.org

GOVERNMENT
DOCUMENTS DEPT
OCT 25 2016
SAN FRANCISCO
PUBLIC LIBRARY

PROJECT DESCRIPTION:

The project site is located on a corner lot in the South of Market neighborhood and within the Western SoMa Mixed-Use General District and Western SoMa Special Use District. The lot is on a block bounded by Berwick Place to the northeast, Harrison Street to the southeast, 8th Street to the southwest and Heron Street to the northwest. The lot is occupied by an approximately 10,200-gross-square-foot (gsf), one-story-with-mezzanine industrial building. The building consists of two structures: the east portion of the building was constructed in 1912 and the west portion of the building was constructed in 1929. The sections were unified in 1929.

The proposed project would retain the existing structure, convert the mezzanine level to a full second story, and renovate the exterior of the building. The proposed project would include interior improvements in order to provide approximately 19,200 gsf of office space. Exterior alterations on the Harrison Street façade would include restoring existing windows and steel framing and replacing the existing roll-up doors with new store-front doors. A new elevator would serve both floors and the roof level, where an approximately 1,350-square-foot roof deck is proposed. Other proposed work includes restoration of the other exterior facades and general maintenance of the building. The proposed project would include excavation of approximately 48 cubic yards of material to a maximum depth of two feet below grade to accommodate a new elevator pit.

PURPOSE OF NOTICE:

The project is being studied by the Planning Department's Environmental Planning Division to determine its potential environmental effects. No environmental documents have been issued for this project. Public comments concerning the potential environmental effects of this project are welcomed. In order for your concerns to be fully considered or to ensure your receipt of future environmental review documents for this project, **please contact the staff identified above by November 4, 2016**. This notice is routinely sent to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. Anyone receiving this notice is encouraged to pass on this information to others who may have an interest in the project.

Environmental review provides information on physical environmental effects and does not make recommendations on the project itself. Other review or approval actions may be required for the project. These actions may involve further public notification and public hearings. If you have comments on the proposed project that pertain to matters other than physical environmental effects, please note the file number and contact Doug Vu at (415) 575-9120 or Doug.Vu@sfgov.org.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

3 1223 11170 0242